



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
AUGUST 23, 2018
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Cabrera (late arrival)
Commissioner P. Hernandez
Commissioner Cummings
Commissioner Muñoz (late arrival)
Commissioner Livingston
Commissioner Pickett
Commissioner S. Hernandez
Commissioner Uribe

COMMISSIONERS ABSENT:

N/A

AGENDA

Commissioner Pickett read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner P. Hernandez,, seconded by Commissioner S. Hernandez, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

.....

II. CONSENT AGENDA

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Resubdivision Combination

- 1. SUSC18-00005:** Montecillo Unit Twelve A – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B and all of Tract 4F2B2 & a portion of Tract 4F2B, A.F. Miller Survey No. 215 and a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas

Location: North of Vin Etienne and West of Festival
Existing Zoning: Smart Code
Property Owner: EPT Mesa Development LP
Representative: EPT Land Communities
District: 8
Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov
- 2. SUSC18-00006:** Montecillo Unit Twelve B – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three Replat B and a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas

Location: South of Festival and West of Mesa
Existing Zoning: Smart Code
Property Owner: EPT Mesa Development LP
Representative: EPT Land Communities
District: 8
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
- 3. SUSC18-00007:** Montecillo Unit Twelve C – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three, Replat "B", City of El Paso, El Paso County, Texas

Location: South of Festival and West of Mesa
Existing Zoning: Smart Code
Property Owner: EPT Mesa Development LP
Representative: Spectrum Engineering
District: 8
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

4. **SUSC18-00008:** Montecillo Unit Twelve D – A replat of a portion of Lot 6, Block 2, Montecillo Unit Three, Replat B, City of El Paso, El Paso County, Texas
- Location: South of Festival and West of Mesa
Existing Zoning: Smart Code
Property Owner: EPT Mesa Development, LP
Representative: EPT Land Communities
District: 8
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
-

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Annexation:

5. **SUAX17-00002:** Las Tierras Community Church Annexation Agreement
- Location: East of Shreya Street and South of Cozy Cove Avenue
Existing Use: Vacant
Proposed Use: Church
Property Owner: Las Tierras Community Church
Representative: CEA Group
Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Senior Planner, gave a presentation and noted that the request is for approval of Las Tierras Community Church Annexation Agreement. The applicant is requesting that the City annex four 4.79 parcel of land located in the City's Extraterritorial Jurisdiction (ETJ) to develop one lot for a church and associated facilities, and to extend Tierra Este Road south from its present southern terminus. The annexation agreement imposes certain conditions upon the property owner that must be fulfilled in order for the city to accept annexation of the property. Upon annexation of the property, the owner will be responsible for submitting a subdivision plat. Staff recommends approval of the The Las Tierras Community Church and Annexation Agreement.

Jorge Azcarate, with CEA Group, concurred with staff's comments.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Uribe, and carried to **APPROVE SUAX17-00002.**

AYES: Commissioner P. Hernandez, Cummings, Muñoz, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera

Motion passed.

Major Combination:

6. **SUSC18-00002:** Montecillo Unit Five "B" – A portion of Tract 6-A and all of Tracts 4-A-1 and 6-A-2, A.F. Miller Survey No. 216, and a portion of Tract 21, John Barker Survey No. 10, City of El Paso, El Paso County, Texas
- Location: East of Mesa & North of Argonaut
- Existing Zoning: Smart Code
- Property Owners: EPT Montecillo Development East, LP & EPT Montecillo Office Building, LLC
- Representative: Brock & Bustillos, Inc.
- District: 1
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 9.3086 acres of land for a smart code development consisting of seven apartment, two commercial and one office lots, in addition to a private plaza. This application is being reviewed under Title 21 (SmartCode) and is required to comply with the approved Montecillo Regulating Plan. Furthermore, the applicant is proposing four private streets and is dedicating 13.5' of additional right-of-way along Mesa Street. Access to the subdivision is from Mesa Street and East Montecillo Boulevard. Staff recommends approval of Montecillo Unit Five B on a Major Combination basis with the following condition:

- *That Montecillo Unit 5B be recorded concurrently along with Montecillo Unit 5A in order to ensure that no dead end streets are created.*

David Bogas with EPT concurred with staff's comments.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner P. Hernandez, and unanimously carried to **APPROVE SUSC18-00002.**

Motion passed.

7. **SUSU18-00066:** Charcoaler Subdivision – Tract 4-K-3 A.F. Miller No. 215, City of El Paso, El Paso County, Texas
- Location: West of Mesa of and North of Mesa Hills
- Existing Zoning: C1
- Property Owner: Robert Cox
- Representative: Sitework Engineering
- District: 8
- Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 1.16 acres of unplatted land into one lot to allow for additional building improvements to the Charcoaler restaurant. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Mesa Street. Staff recommends approval of Charcoaler subdivision on a major combination basis.

Jorge Garcia with Sitework Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE SUSU18-00066**.

Motion passed.

.....

PUBLIC HEARING Easement Vacation:

8. **SURW18-00002:** Hart's Survey No. 9 Easement Vacation – A 0.119-acre portion of Block 17, Hart's Survey No. 9 (sometimes referred to as Block 248, Campbell's Addition), El Paso, El Paso County, Texas
- Location: South of Wyoming and West of Mesa
- Existing Zoning: C-5 (Commercial)
- Property Owner: WestStar Tower, LLC
- Representative: CSA Design Group, Inc.
- District: 8
- Staff Contact: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

Jim Henry, Senior Planner, gave a presentation and noted that the applicant seeks to vacate a 0.119-acre public easement. This public easement was reserved after an alley was vacated by Ordinance 6578. The purpose of the vacation is to allow for the construction of a building over the existing easement. Staff recommends approval of the easement vacation.

Adrian Ontiveros, with CSA Design Group, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Pickett, and unanimously carried to **APPROVE SURW18-00002**.

Motion passed.

.....

PUBLIC HEARING Rezoning Applications:

9. **PZRZ18-00014:** Lot 1, Block 1, Castner Range Subdivision One, City of El Paso, El Paso County, Texas
- Location: North of Hondo Pass Drive and East of Gateway North Boulevard
- Existing Zoning: R-4 (Residential)
- Request: From R-4 (Residential) to C-4 (Commercial)
- Existing Use: Vacant
- Proposed Use: Shopping Center
- Property Owner: Chita, LP
- Representative: Ray Mancera
- District: 4
- Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Mr. Mancera was not present at the beginning of the presentation on this item.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request.

- Joe Molinar, on behalf of Castner Heights Neighborhood Association, noted that they are in favor of the shopping center as long as it is not a 24 hour operation. They are in opposition to the distribution center.

Mr. Salloum gave a presentation and noted that the applicant is requesting to rezone from R-4 (Residential) to C-4 (Commercial) to allow for shopping center. The subject property is 9.2 acres in size and is currently a vacant lot. The conceptual site plan shows 6 buildings for shopping center. Access to the subject property is proposed from Gateway North Boulevard. Staff received two letters in opposition to the warehouse use but support the shopping center. Staff recommends denial of rezoning the subject property from R-4 (Residential) to C-4 (Commercial). However, staff instead recommend to rezone from R-4 (Residential) to C-2 (Commercial) with the following condition:

- *That a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

Ray Mancera does not agree with staff's recommendations of rezoning to R-4 (Residential) and requested a rezoning to C-4 (Commercial).

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

1ST MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner P. Hernandez, and carried to **DENY**.

AYES: Commissioner Cabrera, P. Hernandez, Cummings, Muñoz, Livingston, Pickett, and S. Hernandez

NAYS: Commissioner Uribe

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (7 – 1 vote)

2ND MOTION:

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner Uribe, and carried to **RECOMMEND A C-2 ZONE WITH THE CONDITION STATED IN THE STAFF REPORT.**

AYES: Commissioner Cabrera, P. Hernandez, Muñoz, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: Commissioner Cummings

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed. (7 – 1 vote)

-
- 10. PZRZ18-00015:** A portion of Section 8, Block 79, Township 3 of the Texas and Pacific Railway Company Surveys in El Paso County, Texas
North of Vista del Sol Dr. & West of Joe Battle Blvd.
Location: R-3 (Residential)
Existing Zoning: R-3 (Residential)
Request: From R-3 (Residential) to C-1 (Commercial)
Existing Use: Vacant
Proposed Use: Apartment building (five or more units)
Property Owner: Yolanda S. Nevarez & Hector Nevarez
Representative: SLI Engineering, Inc.
District: 6
Staff Contact: Adriana Martinez, (915) 212-1611, Martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting to rezone from R-3 (Residential) to C-1 (Commercial) to allow for an apartment building (five or more units) for the property located North of Vista Del Sol Drive and West of Joe Battle Blvd. The property is 4.33 acres in size and is currently vacant. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of the rezoning request.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZRZ18-00015.**

Motion passed.

.....

- 11. PZRZ18-00019:** Tract 4A, Section 36, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
11090 Montana Ave.
Location: C-3 (Commercial)
Existing Zoning: C-3 (Commercial)
Request: From C-3 (Commercial) to C-4 (Commercial) to allow for Vocational school & Trailer, 18-wheeler (sales, display & repair)
Existing Use: Vacant
Proposed Use: Vocational school & Trailer, 18-wheeler (sales, display & repair)
Property Owner: Efrain Sanchez Gonzalez
Representative: Ray Mancera
District: 5
Staff Contact: Adriana Martinez, (915) 212-1611, Martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting a rezoning from C-3 (Commercial) to C-4 (Commercial) to allow for a vocational school & trailer, 18-wheeler (sales, display & repair). The area of the rezoning is 2.99 acres in size and is currently vacant. The conceptual site plan proposes the school. Access to the subject property would be from Montana. Staff did not receive any calls in support or opposition to the rezoning request. Staff recommends denial of the rezoning request.

Ray Mancera noted they do not plan to have any type of land uses related to the trucking business. They have to be related to the trade school. He mentioned some mitigation conditions

Kimberly Forsyth, Program Manager for Planning & Inspections, noted that the reason for the denial recommendation is because the existing uses that are in this area are residential or light commercial. There are no C-4 uses anywhere close to this property.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner S. Hernandez, and carried to **DENY PZRZ18-00019.**

AYES: Commissioner Cabrera, P. Hernandez, Cummings, Muñoz, Livingston, Pickett, and S. Hernandez

NAYS: N/A

ABSTAIN: Commissioner Uribe

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

.....

| | |
|--------------------------|--|
| 12. PZRZ18-00023: | Tract 42, S.A. & M. G. Railway Company Survey No. 267, City of El Paso, El Paso County, Texas |
| Location: | 235 Hillview |
| Existing Zoning: | R-4 (Residential) |
| Request: | From R-4 (Residential) to A-2 (Apartment) |
| Existing Use: | Vacant |
| Proposed Use: | Apartments |
| Property Owner: | Norma Yague |
| Representative: | Luis Javier Lopez |
| District: | 1 |
| Staff Contact: | Rick Venegas, (915) 212-1552, rick.venegas@elpasotexas.gov |

Anne Guayante, Senior Planner, gave a presentation and noted that the applicant is requesting a rezoning from R-4 (Residential) to A-2 (Apartment) to allow for a proposed apartment complex. The subject property is half an acre in size and is currently vacant. Access will be from Hillview Avenue at the south of the property. Staff received one inquiry for this request but did not receive any communication for or against this request. Staff recommends approval of rezoning the subject property from R-4 (Residential) to A-2 (Apartment) with the following condition:

- *That a ten-foot (10') landscaped buffer with high-profile native trees, at least ten feet (10') in height and two-inch (2") caliper, be placed at fifteen-foot (15') intervals on center along property lines adjacent to residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to issuance of any certificates of occupancy.*

Luis Javier Lopez asked for approval to reduce the 10' buffer to 5' only in the location of the parking spaces.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Muñoz, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE PZRZ18-00023 WITH THE AMENDED CONDITION OF REDUCING THE BUFFER TO FIVE FEET ONLY IN THE LOCATION OF THE PARKING SPACES.**

Motion passed.

.....

13. PZRZ-18-00024:

Parcel 1: A portion of Lot 5, all of Lot 6, and a portion of Lot 7, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 2: A portion of Lot 3, all of Lot 4, and a portion of Lot 5, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 3: All of Lots 1 and 2, and a portion of Lot 3, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Parcel 4: A portion of Lot 17, and all of Lot 18, and all of Lots 19 and 20, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas

Location: Parcel 1: 311 Montana Avenue, Unit C;
Parcel 2: 311 Montana Avenue, Unit B;
Parcel 3: 311 Montana Avenue, Unit A; and
Parcel 4: 906 Stanton Street

Existing Zoning: Parcel 1: C-2/c (Commercial/condition)
Parcel 2: C-2/c (Commercial/condition) & C-4 (Commercial)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)

Request: Parcel 1: From C-2/c (Commercial/condition) to G-MU/c (General - Mixed Use/condition)
Parcel 2: From C-2/c (Commercial/condition) & C-4 (Commercial) to G-MU/c (General - Mixed Use/condition) & G-MU (General-Mixed Use)
Parcel 3: From C-4 (Commercial) to G-MU (General - Mixed Use)
Parcel 4: From C-4 (Commercial) to G-MU (General - Mixed Use)

Existing Use: Office, Warehouse, Parking lot

Proposed Use: Mixed-Use Development

Property Owners: Brixwood LLC, Respco LLC, and Jarrett Ouelette

Representative: Rida Asfahani, Root Architects

District: 8

Staff Contact: Morgan Hester, (915) 212-1518, HesterMT@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner S. Hernandez, and carried to **HEAR ITEMS 13 AND 15 TOGETHER.**

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

Morgan Hester, Ombudsperson, gave a presentation and noted that item 13 is a rezoning request. Item 15 is a condition release on the sites. The applicant is requesting to rezone the subject property from C-2/c (Commercial/condition) and C-4 (Commercial) to G-MU (General – Mixed Use) to allow a development of mixed-use project to accommodate a development consisting of multi-family residential, restaurant, office, and retail uses and a 50% parking

reduction. The existing zoning would not allow for the proposed building height request, setbacks, and a mix of uses as identified in the Master Zoning Plan.

A related application, (PZCR18-00003), has been submitted to release all conditions on the property. The subject property is currently developed with a three-suite, 2,400 square foot, 1-story building at 100% build-out (0' setbacks). The applicant intends to utilize the existing building on its ground floor, reflected in the Master Zoning Plan. Suites B and C (7,000 sf each) will remain 1-story while Suite A has the potential to provide office, retail, and/or restaurant uses on the first floor (7,000 sf) and expand vertically with four floors of multi-family development and a rooftop terrace, providing a total of 28 units within 28,000 square feet. Staff received one letter in support of the rezoning request and no communication in opposition to the condition release request. Staff recommends approval of the rezoning request and approval of the condition release request.

Rida Asfahani, with Roof Architects, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZRZ18-00024 AND PZCR18-00003.**

Motion passed.

.....

| | |
|--------------------------|--|
| 14. PZRZ18-00034: | A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas |
| Location: | 1002 Prospect Street |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Request: | From R-4/H (Residential/Historic) to A-2/H (Apartment/Historic) |
| Existing Use: | Single-family dwelling |
| Proposed Use: | Quadraplex |
| Property Owner: | Jesus Navarro |
| Representative: | Conde, Inc. |
| District: | 8 |
| Staff Contact: | Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov |

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner S. Hernandez, and carried to **POSTPONE PZRZ18-00034 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 6, 2018.**

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

PUBLIC HEARING Condition Release

15. PZCR18-00003: Lots 5 and 6 and a portion of Lots 4 and 7, Block 43, Harts Survey No. 9, City of El Paso, El Paso County, Texas
Location: 311 Montana Avenue
Existing Zoning: Parcel 1: C-2/c (Commercial/condition)
Parcel 2: C-2/c (Commercial/condition) & C-4 (Commercial)
Parcel 3: C-4 (Commercial)
Parcel 4: C-4 (Commercial)
Request: Release all conditions on the property per Ordinance No. 18416 dated September 22, 2015
Existing Use: Office, Warehouse
Proposed Use: Mixed-Use Development
Property Owners: Brixwood LLC, Respco LLC, and Jarrett Ouelette
Representative: Rida Asfahani, Root Architects
District: 8
Staff Contact: Morgan Hester, (915) 212-1518, HesterMT@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner S. Hernandez, and carried to **HEAR ITEMS 13 AND 15 TOGETHER.**

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE PZRZ18-00024 AND PZCR18-00003.**

Motion passed.

PUBLIC HEARING Special Permit

16. PZST18-00005: Being Lots 4 and 3, except the easterly 50 feet and that portion of Mattox Street vacated by City Ordinance Number 6190, dated March 21, 1978, Block 6, McRae Commercial District – Unit 2B, City of El Paso, El Paso County, Texas
Location: 3801 Mattox Street
Existing Zoning: C-4 (Commercial)
Request: Special permit to allow for a halfway house facility
Existing Use: Detention facility
Proposed Use: Halfway house facility
Property Owner: CIBI Investments, L.P.
Representative: Conde, Inc.
District: 2
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner S. Hernandez, and carried to **POSTPONE PZST18-00005 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 6, 2018.**

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

.....

17. PZST18-00012: A portion of Lots 6-10, Block 26, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas

Location: 1002 Prospect Street

Existing Zoning: R-4/H (Residential/Historic)

Request: Infill Development to allow for a side yard setback reduction and a 100% parking reduction

Existing Use: Single-family dwelling

Proposed Use: Quadraplex

Property Owner: Jesus Navarro

Representative: Conde, Inc.

District: 8

Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

***ACTION:** Motion made by Commissioner P. Hernandez, seconded by Commissioner S. Hernandez, and carried to **POSTPONE PZST18-00012 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF SEPTEMBER 6, 2018.**

AYES: Commissioner P. Hernandez, Cummings, Livingston, Pickett, S. Hernandez, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: Commissioner Cabrera, and Muñoz

Motion passed.

.....

18. PZST18-00013: Lot 10 and the North 1 Foot of Lot 9, Block 107, Campbell Addition, City of El Paso, El Paso County, Texas

Location: 716 E. Fourth St.

Existing Zoning: A-3 (Apartment)

Request: To allow an office use in the A-3 (Apartment) District

Existing Use: Vacant building

Proposed Use: Office

Property Owner: RC Senior Medical Plans Corporation

Representative: Dorado Engineering

District: 8

Staff Contact: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

Anne Guayante, Senior Planner, gave a presentation and noted that the request is for a special permit to allow for an office use in an A-3 apartment district. The property is 0.07 acres in size and is currently occupied by a existing vacant building which is being proposed to remain. A special exception was granted by the Zoning Board of Adjustment on August 13, 2018, for encroachments of that existing building into the required street side, rear, and side yard setbacks.

Staff did not receive any comments in support or opposition for this request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Fermin Dorado, Sr., with Dorado Engineering, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZST18-00013**.

Motion passed.

.....

PUBLIC HEARING Detailed Site Development Plan Application:

19. PZDS18-00023: A portion of Lot 1, Block 1, Miramonte Industrial Park Unit 1
Replat A, City of El Paso, El Paso County, Texas
Location: 5950 Lockett Ct.
Existing Zoning: P-I/sc (Planned Industrial/special contract)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed use: Office warehouse
Property Owner: Esmail & Rosalinda Panahi
Representative: Dale K. Denny, Banes General Contractors Inc.
District: 1
Staff Contact: Armida R. Martinez, (915) 212-1605,
martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the request is for a detailed site development plan review. A detailed site development plan is required for any new development in a planned industrial zoning district. The detailed site plan proposes three office warehouses. The property is 3.336 acres in size and is currently vacant. Access to the subject property is through Lockett Court. Staff recommends approval of the detailed site development plan request.

Dale Denny concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner P. Hernandez, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZDS18-00023**.

Motion passed.

.....

Other Business:

20. Discussion and action on the City Plan Commission minutes for:
July 26, 2018

ACTION: Motion made by Commissioner S. Hernandez, seconded by Commissioner Muñoz, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JULY 26, 2018**.

Motion passed.

.....

21. Planning Report:

- a. Discussion and action on the CPC Annual Report to City Council
POSTPONED FROM JULY 26, 2018

There was no presentation for this item but Ms. Forsyth, Program Manager for Planning & Inspections, noted that this item had been postponed at the July 26, 2018, CPC meeting to allow the commissioners additional time to review.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner S. Hernandez, and unanimously carried to **APPROVE THE ANNUAL REPORT TO CITY COUNCIL.**

Motion passed.

- b. Election of Officers (Second Vice-Chair)

Commissioner P. Hernandez volunteered to be Second Vice-Chair.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Cummings, and unanimously carried to **APPOINT COMMISSIONER P. HERNANDEZ AS SECOND VICE-CHAIR.**

Motion passed.

.....

ADJOURNMENT:

Motion made by Commissioner Pickett, seconded by Commissioner Cummings, and unanimously carried to adjourn this meeting at 3:10 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary